



Comprehensive Plan Update

Why Update?

- RCW 36.70a – Growth Management Act Requirement
- RCW 36.70a.130(3) – Prior to June 30, 2015 and every 8 years
- Cities Change – Plan should be reassessed

Considerations

- Approaching SF residential build out.
- Undeveloped Commercial Areas
 - Brandt Property, Hayes Pit, Legacy Site, Central Commerce Area
- Housing
 - PSRC projections and assumptions are sufficient through 2031.
 - Very Limited Multi-Family

Issues & Concerns

- Limited City Boundaries
 - No Expanded UGA
- Summit Place Land Use
 - King County
 - Tahoma School District (High School)
- Maple Valley Vision
- Sustainable Economic Base

Activity Centers

- Economic Development & Land Use
- 2 distinct “Activity Centers” :

The City of
MAPLE VALLEY



1" = 500'

0 125 250 500
Feet

North Activity Center

**Wilderness
Village**

**JR Hayes
Properties**

**Brandt
Properties**

**Capstone
Building**

SE 231st St

SE 229th St

SE 230th Pl

Cedar River Trl

Witte Rd SE

SR 169

SE Wax Rd

224th Pl SE

Cedar River Pipeline Rd

SE 236th Pl

SE 237th St

169

225th Ave SE

230th Pl SE

231st Pl SE

SE 240th St

SE 240th Pl

SE 240th Blvd

231st Ave SE

SE 241st St

18

The City of
MAPLE VALLEY



1" = 1,000'

0 250 500 1,000
Feet

South Activity Center

**Four
Corners
Square**

**Maple Valley
Town Square**

**Safeway
Plaza**

**Summit
Place**

169

SE 258th St

SE 260th St

SE 261st Pl

SE 262nd Pl

SE 264th St

SE 262nd St

SE Kent-Kangley Rd

SE 268th St

SE 268th St

516

SR 516

SE 276th St

240th Ave SE

169

SE 279th St

SE 280th St

228th Ave SE

245th Ave SE

SE 278th St

SE Maple Ridge Dr

Summit Landsburg Rd

234th Ave SE

Green to Cedar Rivers Tr

Considerations

- Reduce Retail Leakage
- Increase Daytime Employment
- Educate Future Workforce
- Innovative Zoning
- Higher Density Housing & Building Height
- Legacy Site
- Redevelopment

Multi Family Housing

- Where is it appropriate in Maple Valley?
- What is an appropriate height limit for our City
- What should it look like?
- Should we consider higher density mixed use?





Town Center

- Where do you envision a Town Center in our City?
- What type of design is a good “fit” for Maple Valley?
- What amenities would you like to see at a Town Center?





Office and Industrial Development

- As the City seeks to attract living wage jobs and employment centers, should we consider the appearance of these structures?
- Other than the current allowed use near the gravel pit and 240th ST, should office and light industrial be considered in other parts of our City?



